

**Call to Order:**

The meeting was called to order at 7:30 p.m. Present were Chair, Joan Duff, and members Linn Anderson, John McDonnell, Jay Doherty and Vincent Chiozzi; also present was Jacki Byerley, Planner.

**Pine Forest Park:**

The Board opened the public hearings on an application by Angelo Petrosino for a proposed 11-lot Definitive Subdivision and a Special Permit for Earth Movement entitled Pine Forest Park located off Flash Road, North Reading, MA, Assessors' Map 104 Lot 3. Ms. Duff, Chairman, gave an overview of the Planning Board meeting procedures. Luke Roy of O'Neil Associates, representing the applicant, noted that the plan before the Board is basically the same plan that was withdrawn in July. He also gave an overview of the proposed project including the location of the site and the wetlands. He noted that the lots would utilize septic systems and wells, and that each house would have a sprinkler system. Mr. Roy stated that there are 13 lots in the subdivision, with lot 12 being designated for the drainage system and lot 13 for a cistern for fire protection. He also gave an overview of the access via Flash Road, No. Reading, and reviewed the proposed improvements to Flash Road and the Order of Conditions from Conservation, this has been extended until Nov. 2012. Mr. Roy noted the roadways will be private and will have operation and maintenance plans. Mr. Chiozzi questioned if the applicant had a copy of the plan submitted to Mass Highway. Mr. Roy noted that the Mass Highway plan is not part of this submission. Ms. Byerley noted that the State denied both plans submitted for access ways off of Route 125 due to the Town's unwillingness to maintain the access. Ms. Anderson asked who currently maintains the emergency access. Mr. Roy believed it would be the Town of North Reading. Ms. Byerley reviewed her memo to the Board including comments from the IDR conducted on July 26, 2011. Ms. Byerley also reviewed the applicant's request dated August 1, 2011 requesting the Board consider revising the scope of ESS Group's review to a comparison rather than a full peer review. Mr. Roy stated that the plans, stormwater and drainage calculations have not changed. The Board discussed the applicant's request to do a comparison rather than another peer review. The Board felt that the comparison might come back accompanied by a request for a full peer review. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to request that ESS Group to do a comparison of the Pine Forest Park stormwater report from 2009 to the recent Pine Forest Park 2011 submission, with the understanding that ESS might require a full blown peer review of the 2011 drainage. **Vote:** Unanimous (5-0). Mr. Roy noted that the Town of North Reading has applied for a Hazard Mitigation Grant Program for Martins Pond Flood Emergency Access for a new opening on Route 125 with FEMA. Ms. Anderson reviewed a list of items for discussion for a future meeting and noted if an area of concern is not on the list it will get added to the list for a future discussion. Ms. Reilly, of 2 Flash Rd., expressed concern regarding school bus transportation when there is a cancelation of school due to snow or flooding. Mr. Jagla, of 10 Roach Circle, expressed concern regarding the width of Roach Circle, safety, and reviewed the Mass gen. Law 41 section 81M. Ms. Jessop questioned if sight distances would be included on the list. Ms. Byerley noted the Safety Officer has reviewed the plans and did not include sight distances as an issue. Mr. Roy gave an overview of the improvements to Flash Rd and the retaining wall. Ms. Byerley noted that if North Reading does not approve the improvements/retaining wall, the applicant does not have access to the subdivision. On a motion by Ms. Anderson, seconded by

**Pine Forest Park (cont.):**

Mr. McDonnell, the Board voted to continue the public hearings on an application by Angelo Petrosino for a proposed 11-lot Definitive Subdivision and a Special Permit for Earth Movement entitled Pine Forest Park, located off Flash Road, North Reading, MA, Assessors' Map 104 Lot 3, to two dates: August 23<sup>rd</sup> at 7:30 to discuss everything not labeled September 13<sup>th</sup> on the Secretary's list of items for further discussion, and a subsequent meeting on Sept. 13, 2011 @ 7:30 pm to discuss everything on the Secretary's list labeled Sept 13<sup>th</sup>. **Vote:** Unanimous (5-0)

**Bancroft School:**

The Board opened the discussion that was continued from the July 26<sup>th</sup> meeting on an application by the Town of Andover for a Site Plan Review for the proposed demolition of the existing 69,445 sf Bancroft School and the construction of a 106,486 sf school for grades K-5 located at 15 Bancroft Road. This application is subject to MGL Chapter 40A Section 3, (the Dover amendment) which provides zoning protection for Religious Uses, Educational Uses and Child Care Facilities. Ms. Duff, Chairman, gave an overview of the Planning Board meeting procedures, the courtesy notice information that was mailed to abutters and reviewed the Inspector of Buildings' Dover Uses procedures. Mark Johnson, Chair of the School Building Committee, gave an overview of the school committee meeting and discussed their vote on the soccer field location and dimensions. Chris Racine of SMMA gave an overview of the changes to the plans since the last meeting. Plan changes included the elimination of the stone dust walkway from the emergency fire lane to Bancroft Road, the size of the playing fields, lighting along the walkway as well as West Knoll Road. He also discussed the existing condition of soccer field by the school. Peter Lukacic, of SMMA, noted that the change in the size of the soccer fields would increase the buffer to the abutters.. Mr. Johnson reviewed the Essex Country Soccer Association field requirements. Mr. Lukacic reviewed the four (4) options for the soccer fields and discussed the option the School Building Committee voted to approve at their Aug. 8<sup>th</sup> meeting. The field chosen by the Committee allows for administrative and teacher supervision. Mr. Lukacic reviewed the lighting changes, which eliminated 6 to 7 lights along West Knoll Road. Ms. Byerley reviewed a letter from Safety Officer Edgerly dated August 8<sup>th</sup> regarding the stopping distances and sight line distances on West Knoll Road. Maria Maggio, Acting Director of Plant and Facilities, noted that during school hours, the speed limit is decreased to 20 mph. Mr. Lukacic reviewed the planting plan for Mr. Garesche at 14 West Knoll Road, and noted the landscape plan around the school has not changed. Ms. Byerley reviewed a handout from SMMA dated August 9<sup>th</sup> outlining their response to IDR and public meeting comments, and noted the Conservation Commission will issue an Order of Conditions at their next meeting. Ms. Anderson noted she has some questions on site plan review and Dover Uses and would like to keep the discussion opened until she hears from Town Counsel. Mr. Johnson noted that they are on a deadline and have to keep on budget and schedule and would like the Board to close the discussion and vote at their next meeting. Daniel Boshier, of 159 Holt Road, expressed concern regarding the lack of buffer and the potential for headlight glare in his area. He stated that he would like to see buffering added. Mr. Johnson noted that the School Building Committee would take a look at it the issue. Ms. Byerley noted that the applicant has additional plantings on the plans but can't do less without Planning Board approval. The Board asked if there is additional money in the budget for additional plantings. Mr. Lukacic noted that as the project

**Bancroft School (cont.):**

proceeds, if headlights become a problem it can be addressed then. He confirmed that there was additional money available for landscaping. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to close the discussion on an application by the Town of Andover for a Site Plan Review for the proposed demolition of the existing 69,445 sf Bancroft School and the construction of a 106,486 sf school for grades K-5 located at 15 Bancroft Road until August 9, 2011 at 8:15 p.m. **Vote:** Unanimous (5-0)

**Other Business:**

The Board scheduled a site walk for Pine Forest Park on August 22, 2011 at 8:00 AM and will meet on Flash Road.

**Minutes:**

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to approve the June 28, 2011 minutes as amended. **Vote:** Unanimous (5-0)

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to approve the July 12, 2001 minutes as amended. **Vote:** (4-0-1) Ms. Anderson, Ms. Duff, Mr. McDonnell and Mr. Doherty voting yes and Mr. Chiozzi abstained from voting.

**Adjournment:** The meeting was adjourned 9:13 p.m.